



GRASSROOTS
REALTY GROUP

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116 Elbow Ridge Bluffs
Rural Rocky View County, Alberta

MLS # A2248275



\$1,990,900

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,380 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac		

Heating:	Boiler, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Stone	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recreation Facilities, Steam Room, Storage, Wired for Sound

Inclusions: N/A

Minutes west of Calgary in the award-winning community of Elbow Valley is this custom designed two storey walk-out. The home lives like a hillside bungalow, everything you need is conveniently located on the main level, including the kitchen, master bedroom, great room, den, and laundry. Nestled in an exceptional location, this custom home boasts unparalleled features and design elements that will leave you in awe. With 5,261 square feet of meticulously developed living space, this property offers a perfect blend of functionality and style. As you drive into the community, you will soon realize you are in a unique and special place. The home is situated in the very last cul-de-sac and backs onto a treed natural area overlooking the Elbow River. Upon entering the home, you will immediately feel the warmth enhanced by the detailed custom oak woodwork, soaring vaulted ceilings, and views of the natural green space. The great room on the main level provides a spacious yet comfortable spot to enjoy solitude or gatherings with family and friends. The heart of the home, the kitchen, is a bright and open space designed for both practicality and aesthetics. It is equipped with top-of-the-line stainless steel appliances that will delight any home chef. The large central island provides ample workspace and seating, making it the perfect hub for gatherings. Adjacent to the kitchen, you will find an amazing dining nook that overlooks the expansive and private backyard. Imagine enjoying your morning coffee while gazing out at the natural beauty that surrounds your home. This is where memories are made and moments are cherished. The home features a total of four bedrooms. Two bedrooms are located on the upper level with their own bathroom and loft entertainment area. The main level boasts a spacious master bedroom, complete with a custom-built walk-in closet that

dreams are made of. Imagine organizing your wardrobe in this stylish space, perfectly designed to accommodate your clothing collection. The ensuite bathroom is a sanctuary in itself, featuring a luxurious steam shower, large air-jetted tub, and dual sinks. This private oasis provides the ideal retreat after a long day. The fourth bedroom, which is large, is located in a quiet corner of the walkout basement with an adjacent bathroom. The lower level of this home is an entertainment paradise. It includes a family area with a wet bar and wine fridge, a games area for friendly competition, a theatre room for cinematic experiences, and a home gym. The home also features an oversized triple garage with a workbench area. This is one of the best locations in Elbow Valley. Enjoy the huge private backyard or take a walk on the pathway behind the house to the Elbow River. The Elbow Valley Residence Club can be enjoyed by the entire family with tennis, boating and beach club, just to mention a few. Close to local and private schools, Calgary's new ring road, shops and services.